



MEETING: Site Review Committee
SUBJECT: Country Inn & Suites
ADDRESS: Sturdy Road & LaPorte Avenue

LOCATION: City Hall
DATE: 2/7/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Suman Das	219-462-9643	DasDairyQueen@aol.com
Dan Verma, Developer		
Tony Hendricks	Charles Hendricks & Assoc PC	chaapc@chaapc.com

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of Country Inn & Suites.

Site Review is not an approval of the project. It is a preliminary discussion of the requirements and issues to be considered by the developer and owner from each department. This project will need to come back before site review.

Country Inn & Suites will be a 59 unit, 3-story building with 25% of the rooms being suites.

Phillips noted that this project is in the East Gate Overlay District and the LaPorte Avenue Overlay District. There are specific standards that must be met. A copy of these standards, as well as the zoning ordinance and incentives package, was given to the presenters. Phillips explained that the project does not meet the standards at this point. More detailed information must be noted on the plans such as: date & contact information, amount of parking, number of rooms, lot lines, building dimensions, set backs, easements, and utility location. The pedestrian walkway must be shown and indicated if it will remain or if it will be replaced due to construction. Information regarding right-of-way and lot coverage is needed. Architectural elevations are needed. A tree survey is required showing the location of all trees 10" caliper and greater. Any trees removed must be replaced according to Valparaiso City Zoning Ordinance, article 31. A landscape plan showing the location, name, and size of each plant must be submitted. Phillips will review buffer requirements with Hendricks to make certain it is sufficient. Currently, the east drive will need to shift 7' over to accommodate a buffer. Signage is limited to East Gate Overlay District standards. Signage is limited to a 6' tall monument style sign. Signage is allowed on both LaPorte Avenue and Study Road; the square foot maximum is based on the size of the building. The location of the dumpster and it's screening must be noted on the plan. The screening must match the material and color of the building. A legal recorded document guaranteeing access to the south property must be provided prior to the issuing of permits.

Pilz explained that the 50' half width right-of-way is required on LaPorte Avenue. Pilz is concerned about access to the property. An entrance from Sturdy Road would be a right in/right out due to the roundabout. Pilz believes there will be a conflict using the Dairy Queen drive to access the hotel. He needs to see a safe traffic plan for that. Pilz showed concern about emergency vehicles accessing the parcel to the south. He suggested the creation of a legal document providing the home egress/ingress. A grease trap and sewer line may be needed if there is going to be a restaurant in the hotel. There is a 15" sewer line on the north side on LaPorte Avenue, but a pump may be required to reach this line. If anything is to be built on the north parcel in the future, the sewer line should be put in place at this time. A provision is needed for the main across LaPorte Avenue prior to the reconstruction of that street. There are significant drainage considerations.

Kras noted that a drainage plan must be provided. It must show drainage calculations and how storm water runoff will be stored on the site. There are additional standards for water quality due to the property being part of the East Gate Overlay District. We need to see how you will outlet the water and what the release rate will be. An erosion control plan is needed showing how you will minimize erosion from the site. This site is over an acre, therefore, a Rule #5 permit from IDEM must be obtained.

Thrasher explained that a permit is needed for the demolition of any existing buildings. A sewer permit is needed to cap off the sewer line during demolition. And a State Design Release is needed before the building permit will be issued.

Johnson advised that the building must be sprinkled. Johnson asked that they reference the International Fire Code, 2000 edition, appendixes A-C to meet those standards listed.

McDaniels pointed out that the septic must be inspected if abandoned. Ed Pilarski at the Water Reclamation Department may be reached at (219) 464-4973 for clarification regarding the grease trap.

Brown noted that the water service, which is a 6" line, will need to be extended to the property and a hydrant added to the end. Backflow protection is required on the domestic service and fire service.

Mrs. Wallace, a neighbor living on Homestead Lane, gave public comment. Mrs. Wallace is concerned about the drainage from the proposed building and area draining onto her property. Currently, the sewer line in front of her property has been cleared several times to allow proper drainage. Phillips assured Mrs. Wallace that Kras will carefully review the drainage plan to confirm that any drainage from the hotel area will stay on that property. Mrs. Wallace also stated concern about city vehicles turning around on her property. Oeding will review and address this concern.

ISSUES TO BE RESOLVED:

- Site Review
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit